

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- February 17, 1965

Appeal Nos. 8074-75-76 A. Louise Gilbert, William B. Boger, Gertrude B. Overman, Corinne B. Overman and Mary L. Pierce, appellants.

Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following order was authorized on February 23, 1965:

ORDERED:

That the appeal of A. Louise Gilbert, William B. Boger, Gertrude B. Overman, Corinne B. Overman and Mary L. Pierce to erect a gasoline service station at 1201-03-05 Hamilton Street, N.W., lots 47, 48, 49, square 2930, (Section 5102.41) be denied:

Based upon the record and evidence adduced at the public hearing, the Board finds the following facts:

(1) This is an appeal to establish a gasoline service station as a special exception in a C-2 District.

(2) The proposed service station site is on part of a property originally made up of three separate lots. At the time of the hearing, these lots were being used as follows:

- Lot 47 A combination of residence and business.
- Lot 48 A single-family detached residence.
- Lot 49 A single-family detached residence.

(3) The development plans call for the removal of all existing structures and the establishment of the service station to front on Georgia Avenue between Hamilton Street on the south and public alley on the north. A 25 foot strip of land between the station and the west property line and running from Hamilton Street to the alley would not be used for the station. The appellants stated that at some future date this strip of land might be used for another C-2 purpose, but that for the time being they planned to grade it, black top a part and plant the western most 10 feet and erect a 6 foot high sapling fence along the west property line.

(4) The frontage along Georgia Avenue to the north and south is zoned for business use and contains 5 existing service stations within 5 blocks of the subject site.

(5) The remainder of square 2930 and the neighboring squares to the west of the site are zoned R-1-B and are improved with one family detached dwellings.

(6) The Department of Highways and Traffic offers no objection to the granting of this appeal.

(7) Residents of the neighborhood objected to the granting of this appeal at the hearing and submitted several petitions.

OPINION:

It is the opinion of the Board that the establishment of a gasoline service station at this location with attendant increase in automotive congestion, night operation and, noise, will not be in harmony with the general purpose and intent of the Zoning Regulations and Maps and will tend to have an adverse affect on the use, value and stability of neighboring property.